Best Management Practices for Surface Cleaning Activities (1)

The goal: "Only rain in the storm drain."

The strategy: Keep pollutants from 1) contacting rain and; 2) being dumped, blown, swept,

washed, or poured into storm drains.

		Discharge Options		tions	
Category/Activity	Washing or Washwater Conditions	Storm Drains	Sanitary Sewer (2)	Landscaping/ Dirt Area (3)	Best Management Practices (In Order of Preference)
Sidewalks and Plazas	Using Soap, no oil deposits	NO	YES	See note 3	Sweep, collect and dispose of debris; direct discharge to sewer.
	No soap or oil deposits	YES	YES	See note 3	Sweep, collect and dispose of debris; may flow to storm drains.
Sidewalks, Plazas, Driveways, Drive-Through Window Areas	No soap, light oil, frequently cleaned	No	YES	See note 3	Sweep, collect and dispose of debris; dry clean oil spots, dispose of absorbent in trash; place oil-absorbent boom around storm drain.
Drive-Throughs, Drive- ways, Parking Garages, Service Stations	With or without soap; excess oil deposits; not frequently cleaned	NO	YES	NO	Seal storm drains; sweep, collect and dispose of debris; dry clean oil spots, dispose of absorbent legally; discharge washwater to sanitary sewer, via oil/water separator if possible. Discuss with site operator and wastewater agency.
Building Exteriors and Walls	Glass and steel buildings, no soap	YES	YES	See note 3	Best: direct washwater to dirt area. 2 nd : direct flow to storm drain; protect drain with fabric filter if possible.
	Painted buildings (known to be lead free), no soap	YES	YES	See note 3	Best: direct washwater to dirt area. 2 nd : protect drain with fabric filter to keep paint particles out of storm drain.
	Painted buildings with lead- based or mercury-additive paint, including cleaning for paint removal	NO	NO	NO	Seal storm drains and pump wash-water to a tank; water and sludge may need to be disposed of as hazardous waste. Consult with wastewater agency, County Health and Fire Department.
Graffiti Removal	Using wet sand blasting (with no baking soda)	YES	YES	See note 3	Minimize quantity of water used. Best: direct washwater to dirt area. 2 nd : filter through boom to keep sand out of storm drain or sewer.
	Using high pressure washing and cleaning compound	NO	YES	See note 4	Best: seal storm drains; discharge washwater to sanitary sewer. Discuss with site operator and wastewater agency. 2nd: direct washwater to dirt area.
Masonry Efflorescence	Using acid wash to remove mineral deposits	NO	YES	No	Seal/block storm drains. Collect washwater, neutralize to pH 6 to 10, discharge to sanitary sewer.

Area	Wastewater Agency		
Cities of Alameda, Albany,	East Bay Municipal Utility		
Berkeley, Emeryville,	District (EBMUD):		
Oakland, or Piedmont	510/287-1651		
Cities of Dublin or	Dublin-San Ramon Services		
Pleasanton	District: 925/846-4565		
Cities of Fremont, Newark,	Union Sanitary District:		
or Union City	510/790-0100		
City of Hayward	510/881-7900		
City of Livermore	925/960-8100		
Cities of San Lorenzo or	Oro Loma Sanitary District:		
Castro Valley	510/276-4700		
City of San Leandro	510/577-3434		

- (1) BMPs do not apply if there has been an oil or other hazardous material spill on the site. In the case of a spill, contact the local fire department for guidance.
- (2) "Discharge to sanitary sewer" means discharge into sink, toilet, or sanitary system cleanout. Approval of the wastewater agency is needed and may require compliance with local regulations or limits; initial sampling; installation of pre-treatment equipment; payment of connection fee; and/or obtaining a wastewater discharge permit.
- (3) This option applies to minimal discharge flows only. Repetitive use or excessive waste volume to the same area may contribute to soil contamination. Washwater may adversely affect landscaping; discuss with building owner.
- (4) Washwater with cleaning compound may adversely affect landscaping; discuss with building owner.